

## **Burlington Planning Commission**

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## **Burlington Planning Commission Long Range Planning Committee**

# **Meeting Notice**

Wednesday, March 11, 2015 @ noon  
Planning & Zoning Office, Ground Floor, City Hall

## **AGENDA**

### **1. planBTV South End Update**

Art Hop  
Active Living Workshop  
Community Meeting  
NPA Visit  
Meetings with artists and small businesses  
Community Workshop  
Webtool before the Workshop

TIMELINE from now on

Next Steps – more meeting for March into early April

Webtool available until end of March early April

More stakeholders meetings – businesses, King Street Center,  
Draft Plan released in June

### **More meetings**

Independent artists group  
NPA April meeting

Where there is consensus?

Housing continues to be the most controversial question for the process. Is it to be allowed? If so, where and in what terms?

Is there a scenario where we are neutral on the housing issue here? Yes, it is an "if" proposition. If it's structured properly then perhaps it can happen in some areas. Preservation of

affordability is really important and key here. TIF district state or local could help with some infrastructure work. TDR could be a great tool as well. Opportunities in and around the neighborhood as well.

TDR has to have incentives to go to the bank.

Gentrification – Is the concern expressed that it will drive the artists out of the neighborhood?

The housing market will drive the affordability of the spaces. The retail elements are bringing the cost of the spaces there already.

Office and retail will continue to increase – housing could contribute to this as well. Would be unfortunate not to allow housing there in some areas.  
Important to break it down into smaller areas.

Is there study of micro-manufacturing interest/needs for the future as well? What if we change all the uses to something else?

We have evidence today of that kind of manufacturing – i.e.: generator space and what their needs might be in the near future. AO Glass is a great example of a small business that is expanding and now needs more space.

Housing Action Plan – study on accessory dwellings – I would like to learn where CEDO is with this study and can we encourage this to happen more in the neighborhood in the South End.

Accessory building is state law and we have to allow that to happen. Not until they hire someone to replace Brian Pine.

There is a lot of push back from neighbors on the construction of accessory buildings as well. Parking accommodation is also a big issue to deal with for accessory buildings.

There is a lot of fear to add accessory buildings and the addition of people in the neighborhood. Great if it's the grandparents living there but might not be either. In many neighborhoods, there is a fear of what might happen when the property is sold.

Has they been talk with South Burlington about the relationships of that part of the South End to the planning process?

Shelburne Road corridor study...

Champlain Parkway questions also can into the discussion. The assumption coming into this process is that the Parkway will happen, what we've focused on is how can we improve the design of the parkway and how do we make it just another city street. We proposed a series of improvements to the Pine Street section for pedestrians and bikers. The expansion into the railyard should also happen to help distribute the traffic at the northern end of the neighborhood.

Is there a formal link between comments we are getting now for planBTV project and the Champlain Parkway? Yes, we have already forwarded improvements to the design of the parkway and are talking with the state now. If improvements cannot be done under the current permit, then what can we do later as a City, on our own.

By using the design and creating a gateway to the neighborhood, we are creating a completely different feel.

## **2. Next Meeting – April ?, 2015**